

THE CITY OF WALNUT GROVE MINUTES

COUNCIL MEETING

JUNE 8TH, 2023 7 PM

Mayor and Council

Elected Officials Present:

Mayor- Mark Moore

Mayor Pro Tem- Stephanie Moncrief

Council Member- Linda Pilgrim

Council Member- Erica Miles

Staff Present:

Deputy Clerk – Sonya Cox

Public Works- Bryan Pilgrim

Asst. Attorney- Jay Crawley

- I. **Call to order-** Mayor Moore
- II. **Invocation-** Jay Crawley
- III. **Pledge of Allegiance-** All Participated
- IV. **Roll Call-** All Present
- V. **Agenda Approval-** Mayor Moore made some revisions to the agenda. First under old business #4 Ethics Ordinance, first reading. Under new business # 5 DDA appointment Joel Henderson, and # 6 Text Amendments to the zoning ordinance to add B& B to Agriculture. And swap # 1 under new business to the approval of the exterior of the PUD Dial Farms gas station. Add # 7 City Clerk Open Records/ Custodian. Mayor Moore ask for a motion to approve the amended Agenda, a motion made by **Council Member Miles** seconded by **Council Member Linda Pilgrim**.
- VI. **Consent Agenda-**Motion made to approve the Consent Agenda by made by Council Member Linda Pilgrim, seconded by Council Member Erica Miles. Motion Carried.

- a. **May 11, 2023, Council Meeting Minutes**
- b. **May 16, 2023, GDOT Tree Removal Discussion**
- c. **May 25, 2023, Council Work Session Minutes**

2. FINANCIALS

3. INVOCES OF \$5000

- a. **PRECISION PLANNING- ZONING ADMIN. \$6520.23**
- b. **SOUTHERN Sanitation- \$7068.00**

VII. COMMITTEE REPORTS-

1. Community Involvement- Linda Pilgrim – This coming Saturday is our second market of the season. We will have Touch the Truck, we will have Rainbowsy the Clown making balloon animals, we will be playing Corn Hole, Walnut Grove Lions club will be selling their hot dog plates and scoops will be here.

2. DDA REPORT- Erica Miles- We are going to appoint one more member so that we have a full board, and we have a work session on Tuesday.

3. Educational Involvement Committee- Lots of camps going on around the city, teachers getting training since school is not in just not a lot going on.

VIII. PLANNIN AND ZONNG COMMISSION- Chairman Don Cannon is not feeling well today. He did submit a library board appointment. So, we will get to that.

IX. Library Report- Dana Seger- I had a wonderful opportunity on Monday to help at Reading Camp at Walnut Grove Elementary School. The students, teachers, assistant principals, and Principal were wonderful to work with. I was even able to give out information to parents at the carpool drop off to get their children signed up for our Summer Reading Program. Each class I worked with from rising 1st graders to rising 4th graders were able to pick their favorite book to read together. The students were very excited to hear about our programs we have daily and weekly at the library.

We have already given away dozens of new books to children who have read at least 10 books this summer so far. This week's summer performer is the Ken Scott Magic Show. The magic show is tomorrow at 3:30. Next Friday, we have the Jason Clark Reptile Show and our new performer is the Exotic Animal Encounter through Iron P Homestead, which will be out to visit us in July. As a reminder we often get over 100 visitors for these performances, so be sure to plan to arrive early. But we activities planned all throughout the week, including a Father's Day Card craft event on Thursday. June 15th from 3-5.

We also have had amazing attendance for our weekly story and craft time with Miss Moore and often have between 40-60 patrons visit us. Also, our puzzle table continues to be a huge hit with patrons, and they often come completing a new puzzle each week. At the request of some parents and children, we are starting a brand-new program called Pokemon Swap so that our young friends can swap Pokemon cards and meet new friends. We also have a new Pokemon card pack to be given away the everyone in

attendance will have an opportunity to win that has been graciously donated by one of the parents. We are also grateful for the support of our community. I would like to remind everyone that we will be closed Monday June 19th for the Juneteenth holiday.

- X. Public Comments-** I am Andrea Gray my office address is 300 E. Church Street, Monroe GA, tonight I am hearing representing Reliant Homes and I know I sent you all a letter yesterday I am sure you have had a chance to read it so I want read you everything in it. But just in this short time I have for a public comment I did want to express my client's frustration with a lack of due process. In processing its application for a sewer variance under ordinance # 2021-09 for the ordinance all that is required is for the applicant to file an application and then city council takes a vote. It is not a zoning matter and does not require a planning commission. We are not trying to amend any ordinances; my client was a good sport and tried to work through the process the best that we could. But it seems one roadblock after the other keeps being thrown up in front of us and causing a significant delay which is increasing the cost of our project. And so, we inform the city to act to due process in this matter I think not adding it to the agenda tonight is going to make some decisions we did not want to make we wanted to work with the city on this. My client had actually met the requirements of the ordinance which is that we did file an application for a sewer variance that is zoned an R1 on our 171 acres. We showed in our application that there is not adequate sewer capacity to serve our full development , we showed that our project will support a sewer system, we've got two soil surveys from the health department and a letter demonstrating that we show that our clients will suffer a hardship if the variance is not granted figuring that there would be a great delay waiting for the city to upgrade there current sewer

capacity. And given that a sewer pump station would be required because of the grade of the property which would make it very expensive unless we ask for this variance.

Kerry Brown- 1400 Olympic Ct. Oxford, GA - Is there a reason why you have not addressed the variance. I would like them not to force them to have to connect to the sewer. If you force them to go onto the sewer you are going to increase the population density behind my house. Which is in turn going to increase the traffic on the roads around here, it is going to increase everything around here and I don't think that the City of Walnut Grove is ready for that at this moment in time.

XI. OLD BUSINESS-

- 1. Rezoning Application for Forest Glen- Mayor Moore** made a recommendation to remove the Zoning Application off the agenda for Forest Glen. Council Member Moncrief made a motion to remove Forest Glen off the agenda, seconded by Council Member Erica Miles, 2 voted to pass 1 opposed.
- 2. Emerald Cove Corrective Paving-** Mayor Moore is leaving this under old business until it is resolved. **Council Member Moncrief** asks would this be a time to bring up as issue that I see in Emerald Cove that might affect the city. People are starting to put in cement, I noticed today they are tired of waiting.
- 3. Mayor and Council Member Monthly Stipend/Payment- Jay Crawley-** It is not the first reading we are just running the add to be considered before the next council meeting. It has to run three times before action is taken. So, it will be on the July 13th meeting, it will run the last two weeks of June and the first week

of July. **Council Member Moncrief**- Is that being done, I am sending this to Clerk.

4. **Ethic Ordinance**- Motion to wave the first reading, Council Member Moncrief made a motion, seconded by **Council Member Erica Miles**, motion carried.

XII New Business

1. - Appearance of Exterior Frontage of Dial Farms, motioned made by **Council Member Erica Miles** to wave the first reading seconded by **Council Member Linda Pilgrim**, motion carried.
2. **Case #WGV-23-02 First Reading**- Applicant: Reliant Homes, LLC Owner bl investment company, llc address: Oak Lane/Cannon Farm Rd. Parcel # wg10265a00 variance request: variance from section 501.6 (c) (2) of the Walnut Grove Land Development Ordinance (connection to public sewer) **Council Member Erica Miles** made a motion to wave the first reading and have the public hearing on July 13th, seconded by **Council Member Linda Pilgrim**, motion carried.
3. **Walnut Grove Master Plan- Hall Consulting - Mayor Moore** recommended that we table the master plan until Hall Consulting came come out and give us a more robust presentation of their proposal before a decision is made and I would like to recommend that we table that proposal until that happens. Council Member Erica Miles had a question about that, in Mr. Cannons report he stated that the Master Plan with Hall Consulting gave the price and the plan or the master plan it was under the assumption that we already had a downtown in place. The NEGRC plan we need to do something with that so

I would recommend waiving the 1st reading of the City Clerks Open Records Officer **Mayor Moore** Just for clarification isn't it already in our city ordinance that the city clerk is the records keeper. **Jay Crawley** It is but we are adding the retention schedule. **Council Member Moncrief** made a motion, seconded by **Linda Pilgrim**, motion carried.

1. **Reports- Public Works-** We are working hard to keep the grass cut; guys and I have got all of the flags up and we will be taking them down after fourth of July. We built a sign in the front of the Municipal Building to post agendas and notices, working on edging the curbing through town and getting ready for Saturday.
2. **City Clerk-** The citations where really down the month of May, we had 1 County Ticket, 4 State Patrols, 5 Pavilion Rentals, 14 Baseball field rentals and 19 Vendors for the Park Market on Saturday.
3. **Mayor-** I don't have much to add, there is the Park Market on Saturday should be a great event, Lions Club will be selling hot dogs come out and by some. Other than me doing the temporary clerk's duties trying to help Sonya, she has been a little overwhelmed. And we did find the missing posting and the tape and all in the bushes so hopefully we want to have to reschedule and fix the problem.

XIV. Town Hall

XV. Council Comments- Erica Miles- I am excited about the Park Market and I am super excited about all the events going on at the library, Dana is doing a great job and so is Bryan. I was happy to

that Hall Consulting has something to work off of. Mayor Moore ask for a motion to table this to the next work session, Council Member Moncrief made a motion to table seconded by Council Member Erica Miles seconded, motion passed.

4. Library Board Appointments-

1. Pierre Dupervil
2. Pamela Hobbs
3. William B. Oglesby
4. Linda Pilgrim
5. Vacancy
6. Sarah Tushshere

Motion Made to approve the appointments for the Library Board made by Erica Miles, seconded by Linda Pilgrim.

5. DDA Appointments

- a. **Mayor Moore**, we have a recommendation to the DDA to appoint Joel Henderson. Motion was made by **Council Member Stephanie Moncrief** and seconded by **Linda Pilgrim**, motion carried.

6. Text Amendment to Zoning Ordinance to change to allow a Bed and Breakfast in a Agriculture- Attorney Jay Crawley.

- a. We need to wave the 1st reading because it is set to be on the July 13th agenda for a public hearing. Council Member Linda Pilgrim made a motion to waive the first reading, seconded by Stephanie Moncrief, motion carried.

7. City Clerk Open Records officer and Custodian-

Jay Crawley This is the first reading to update, or to make ordinance on how long to keep records based on state law.

see all of the flags up when I got back from vacation, makes me happy.

Linda Pilgrim- Just come out and enjoy our beautiful park on Saturday, play some corn hole, eat a hot dog get an ice cream hangout and play. We always have a good time we are going to be honoring our first responders we love them, and we appreciate them and thank them for all they do.

Stephanie Moncrief- Thanks for coming out tonight.

Motion to Adjourn- Motion made by Council Member Moncrief, seconded by Council Member Erica Miles, motion carried.

CITY OF WALNUT GROVE
PLANNING COMMISSION
REPORT TO MAYOR AND CITY COUNCIL
JUNE 8, 2023

Good evening! I will try to be brief!

At its meeting of May 18, the Commission after a public hearing tabled the matter involving the rezoning application of the property a 1071 Walnut Grove Parkway, Paul & Toby Jones, Owners and Kippy Clark, Applicant, pending a more detailed traffic study and an opportunity to future investigate several aspects of their request. We will be taking that up that case again at our meeting next week, June 15, 2013.

At your work session on 5/25/23, there was some discussion regarding how Hall Consulting expected to fold the effort they are proposing with the proposed Town City Plan developed by Northeast Georgia Regional Commission. I contacted Marilyn Hall for clarification and learned that their proposal is in fact predicated on a Town Center Plan being in place. Marilyn also advised that they could with some tweaking merge the two together. She shared that she is out of town until next week, but if the city desired, they would be willing to augment their proposal to indicate how they would merge the two efforts.

Do you have any questions for me.

Don Cannon
Chairman